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Sustainability, Planning and Economic Enhancement Department

□ Downtown Office  
111 NW 1 Street, 11<sup>th</sup> Floor  
Miami, Florida 33128  
T 305-375-2800

January 16, 2015

ALESSANDRIA PALMER  
477 ROSEMARY AVE 301  
WEST PALM BEACH , FL 33401

RE: **Substantial Compliance #:** D2014000019

Plans:

Dear ALESSANDRIA PALMER :

Below are the comments and corrections for the above-mentioned Site Plan Review, that must be addressed prior to further processing of this Substantial Compliance. Please provide two (2) sets of revised plans and one(1) set of reduced plans (8.5" x 11") addressing the following comrn

1. Revise site plan providing additional dimensioning for surface parking areas. Show compliance with Sec. 33-122.
2. Revise site plan in regards to entrance features. Entrance features require a separate application and review process, provide note to that effect on plans or remove from the same, Sec. 33-86 and Sec. . 33-112.
3. Revise plans submitting a survey as part of the revision.
4. Revise site plan regarding required building spacing. The minimum spacing between buildings is 30', can be reduced to 20' if devoid of openings, Sec. 33-211.
5. Revise plan details showing compliance with minimum parking stall criteria, Sec. 33-122. This is in addition to revising surface parking area dimensioning, re: comment # 1 above.
6. Revise plan in regards to legends. Be aware that you must provide a legend showing the approved (CZAB11-4-14)data as a comparison to you proposed legend. This is for both site data and landscaping data.
7. Revise landscaping legend in regards to calculations and quantities, re: street trees are calculated upon linear feet inclusive of ingress and egress drives, lot trees provide minimum required 275. See comments # 3 above requiring submittal of survey.

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8. Revise site plan and detail plans in regards to the entrance feature shown on site plan and details. Said feature require a separate application and review process Sec. 33-68 and Sec. 33-112. Provide a note stating the like or remove the feature from all plans.
9. Revise plan detail sheet in regards to perimeter wall heights, Sec. 33-11 (h). Said walls are limited in height to a maximum of 6' any greater amount requires approval at public hearings.
10. Revise plan detail sheet in regards to safety barrier for the swimming pool recreation area. Said barrier must show compliance with Sec. 33-12 (a thru f).
11. Revise plan indicating cantilever projection beyond building facade.
12. Revise floor plans to include additional dimensions. Some found to be missing. Said dimensions required to verify lot coverage and floor areas, Sec. 33-210 and Sec.
13. Be aware that the bulk of these comments are informational in nature. Please pay close attention to the hearing plans for conditions and limitation.
14. Please refrain from submitting any revisions until such time as all the reviewing agencies have provided you with any deficiencies they may find.
15. Should you have any questions regarding this review please call. I can be reached at 305-375-2640 or at this address.

If you wish to continue with this application please be advised that there is no charge for the first revision of this Substantial Compliance. Also be advised that there will be a charge of \$880.65 for any subsequent revisions. Additional approvals are required from the following departments and sections: DERM, Public Works, Fire and Planning.

Should you have any questions please contact my office at (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Acle".

Ronaldo Acle

